184.0	0006	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	890,000 / 890,000
					USE VALUE:	890,000 / 890,000
					ASSESSED:	890,000 / 890,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
199		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GLEASON ELAINE, KEFALAS DIANE,	
Owner 2:	CENTOFANTE JOHN, & SULLIVAN	
Owner 3:	LINDA/TRUSTEES	
Street 1:	199 WOLLASTON AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: N
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	CENTOFANTE UMBERTO G -
Owner 2:	-
Street 1:	199 WOLLASTON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 11,800 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Asbestos Exterior and 2450 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11800.000	342,700	5,500	541,800	890,000
Total Card	0.271	342,700	5,500	541,800	890,000
Total Parcel	0.271	342,700	5,500	541,800	890,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.21 | /Parcel: 363.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 123887
GIS Ref:
GIS Ref:
Insp Date: 08/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 184.0-0006-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	342,900	5500	11,800.	541,800	890,200	890,200	Year End Roll	12/18/2019
2019	101	FV	260,600	5800	11,800.	541,800	808,200	808,200	Year End Roll	1/3/2019
2018	101	FV	260,600	700	11,800.	456,700	718,000	718,000	Year End Roll	12/20/2017
2017	101	FV	260,600	700	11,800.	418,000	679,300	679,300	Year End Roll	1/3/2017
2016	101	FV	260,600	700	11,800.	356,000	617,300	617,300	Year End	1/4/2016
2015	101	FV	245,800	700	11,800.	309,600	556,100	556,100	Year End Roll	12/11/2014
2014	101	FV	245,800	700	11,800.	286,400	532,900	532,900	Year End Roll	12/16/2013
2013	101	FV	245,800	700	11,800.	272,400	518,900	518,900		12/13/2012

!14318!

PRINT

Date	Time
12/11/20	04:10:49

LAST REV

Date	Time
09/06/18	18:46:28
apro	
14318	

USER DEFINED

Prior Id # 1:	123887
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CENTOFANTE UMBE	66912-290		3/10/2016	Convenience	1	No	No		
	11161-44		7/21/1966			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	MEAS&NOTICE	HS	Hanne S
10/16/2008	Missed Appt.	189	PATRIOT
10/16/2008	Missed Appt.	189	PATRIOT
3/2/2000	Inspected	270	PATRIOT
1/4/2000	Mailer Sent		
1/3/2000	Measured	263	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11800		Sq. Ft.	Site		0	70.	0.66	7									541,798						541,800	

Total AC/HA: 0.27089 | Total SF/SM: 11800 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 541,798 | Spl Credit | Total: 541,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.33359373
Const Adj.:	0.94990498
Adj $ / SQ:	164.682
Other Features:	77500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	420969
Depreciation:	78300
Depreciated Total:	342668

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

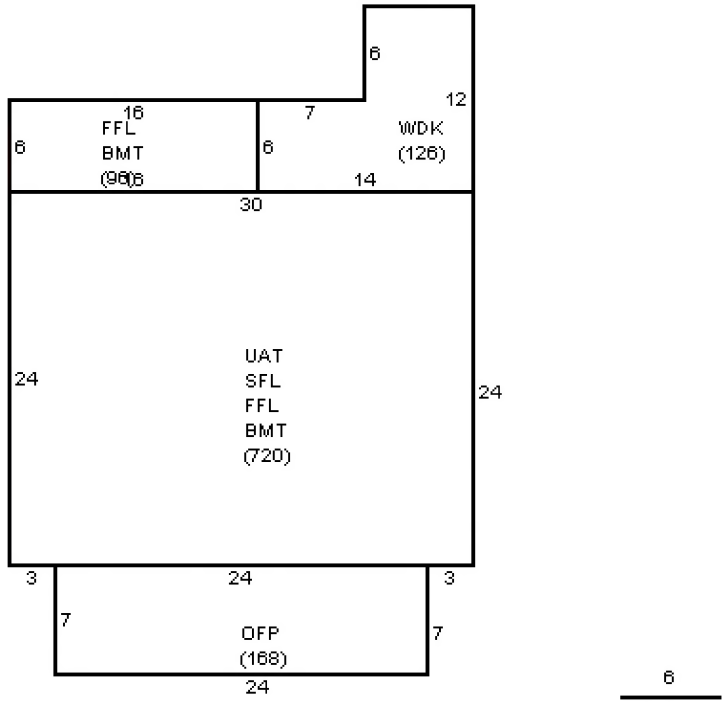
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	164.68
Special Features:	0	Val/Su Net:	121.27
Final Total:	342700	Val/Su SzAd	223.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	78.310	63,898
FFL	First Floor	816	164.680	134,381
SFL	Second Floor	720	164.680	118,571
UAT	Upper Attic	180	115.280	20,750
OFP	Open Porch	168	25.000	4,200
WDK	Deck	126	13.240	1,668
	Net Sketched Area:	2,826	Total:	343,468
Size Ad	1536	Gross Are	3366	FinArea 2450

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	A	
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 184.0-0006-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
28	B-Ball Court	D	Y	1	20X20	A	AV	1930	2.75	T	40.8	101			700			700
3	Garage	D	Y	1	18X20	A	AV	1970	21.94	T	39.2	101			4,800			4,800

More:	N	Total Yard Items:	5,500	Total Special Featues:		Total:	5,500